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**Barns Farm,
Dalgety Bay,
Fife
Archaeological Desk-based
Assessment and Walk over Survey**



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Persimmon Homes PLC.
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Contents

Executive Summary

- 1 Introduction
 - 1.1 General
 - 1.2 Setting
 - 1.3 Study Area
 - 1.4 Geology
 - 2 Planning and Legislative Background
 - 2.1 World Heritage Sites
 - 2.2 Scheduled Monuments
 - 2.3 Listed Buildings
 - 2.4 Conservation Areas
 - 2.5 Parks and Gardens
 - 2.6 Archaeological Legislation
 - 2.7 Mid Fife Local Plan
 - 3 Methodology
 - 3.1 Desk Based Assessment
 - 3.2 Walkover Survey
 - 3.3 Aims and Objectives
 - 3.4 Assessment of Sensitivity of Cultural Heritage Sites
 - 3.5 Predicted Impacts
 - 3.6 Assessment of Significance Effects
 - 4 Desk Based Assessment and Walkover Survey
 - 4.1 General Historical Background
 - General*
 - Prehistoric*
 - Medieval*
 - Post-Medieval*
 - 4.2 Map Regression
 - Pre-Ordnance Survey Maps*
 - Ordnance Survey Maps*
 - Conclusions*
 - 4.3 Aerial Photography
 - 4.4 Walkover Survey
 - General*
 - Conclusions*
 - 5 Assessment of Impacts
 - 6 Discussion
 - 6.1 Impact of the Development on known and potential archaeological sites
 - Known Sites*
 - Unknown Sites*
 - Landscape and Setting*
 - 7 Conclusions and Recommendations
 - 8 Acknowledgements
- Bibliography
Appendix A – Gazetteer
Appendix B – Cartographic References
Appendix C – Proposed Discovery and Excavation in Scotland Entry

Executive Summary

ARCHAS Cultural Heritage Ltd. were appointed by John Handley Associates on behalf of Persimmon Homes PLC. to complete an archaeological Desk Based Assessment (DBA) and walkover survey in advance of a proposed development at Barns Farm on the eastern fringes of Dalgety Bay, Fife (roughly centred on NGR: NT 16602 84436). The proposed development involves construction of a number of dwelling houses on two neighbouring plots of land with a total area of 5 hectares.

The development area was identified at the pre-planning stage as one with archaeological potential. As part of the planning application, the client requested a DBA and Walkover Survey of the site be completed at the pre-planning stage in order to inform the proposals and the council decision. This assessment identifies any archaeological features affected by the development and recommends mitigation. This report will guide Fife Council's archaeological response to the project.

The DBA and walkover demonstrated that the development area contains no known archaeological sites, features or built heritage and the development will have no direct impact.

A number of sites were identified within the environs of the development, which have the potential to be indirectly affected. While the setting of these monuments is important, the DBA discussed their setting and on the whole showed the impact to be negligible or minor. However, the Category B Listed Dalgety Kirk lies in close proximity to the site, and the setting of this monument will be compromised by the proposed development. ARCHAS recommend the development is sensitively designed so as not to encroach upon the setting of the monument, with careful planting of vegetation in order to screen the new houses from the church.

A record of the work has been deposited with the Online Access to the Index of Archaeological Investigations (OASIS) website hosted by the Archaeological Data Service (OASIS ID archascu1-200265) and with Discovery and Excavation in Scotland (DES), the annual publication of fieldwork by Archaeology Scotland.

1 Introduction

1.1 General

- 1.1.1 ARCHAS Cultural Heritage Ltd. was appointed by John Handley Associates on behalf of Persimmon Homes PLC. to undertake an archaeological desk based assessment (DBA) and walkover survey of a site immediately east of the town of Dalgety Bay in Fife. The client proposes to construct a number of residential properties over two adjacent sites covering a total of around 5 hectares.
- 1.1.2 During preliminary assessment, the site was identified as one with a degree of archaeological potential, in the main due to the close proximity of the Category A Listed St. Bridget's Kirk (LB: 3667) and the Category B Listed Dalgety Kirk (LB: 3664). As such, the client commissioned ARCHAS to undertake a walkover and DBA as a means to inform the development and act as a guide to Fife Council when the planning application is submitted.
- 1.1.3 The DBA investigated all readily accessible records for the development area, assessing known historical sites within a wider 1km buffer zone around the site. The results of this assessment are used to reach conclusions as to the likelihood of archaeological deposits surviving within the proposed development boundary.
- 1.1.5 A walkover survey designed to complement the DBA was completed on Wednesday 10th December 2014 by Andrew Brown. The weather conditions were severe, with high winds and heavy rain.
- 1.1.6 ARCHAS Cultural Heritage Ltd. conforms to the standards of professional conduct outlined in the Institute for Archaeologists Code of conduct, and relevant Standards and Guidance documents.
- 1.1.7 Data gathering and assessment was undertaken in accordance with the Institute for Archaeologists Standard and Guidance on Historic Environment Desk-Based Assessments (2014).
- 1.1.8 This report contains several maps reproduced by permission of the Trustees of the National Library of Scotland (NLS). To view these maps online, see www.nls.uk.

1.2 Setting

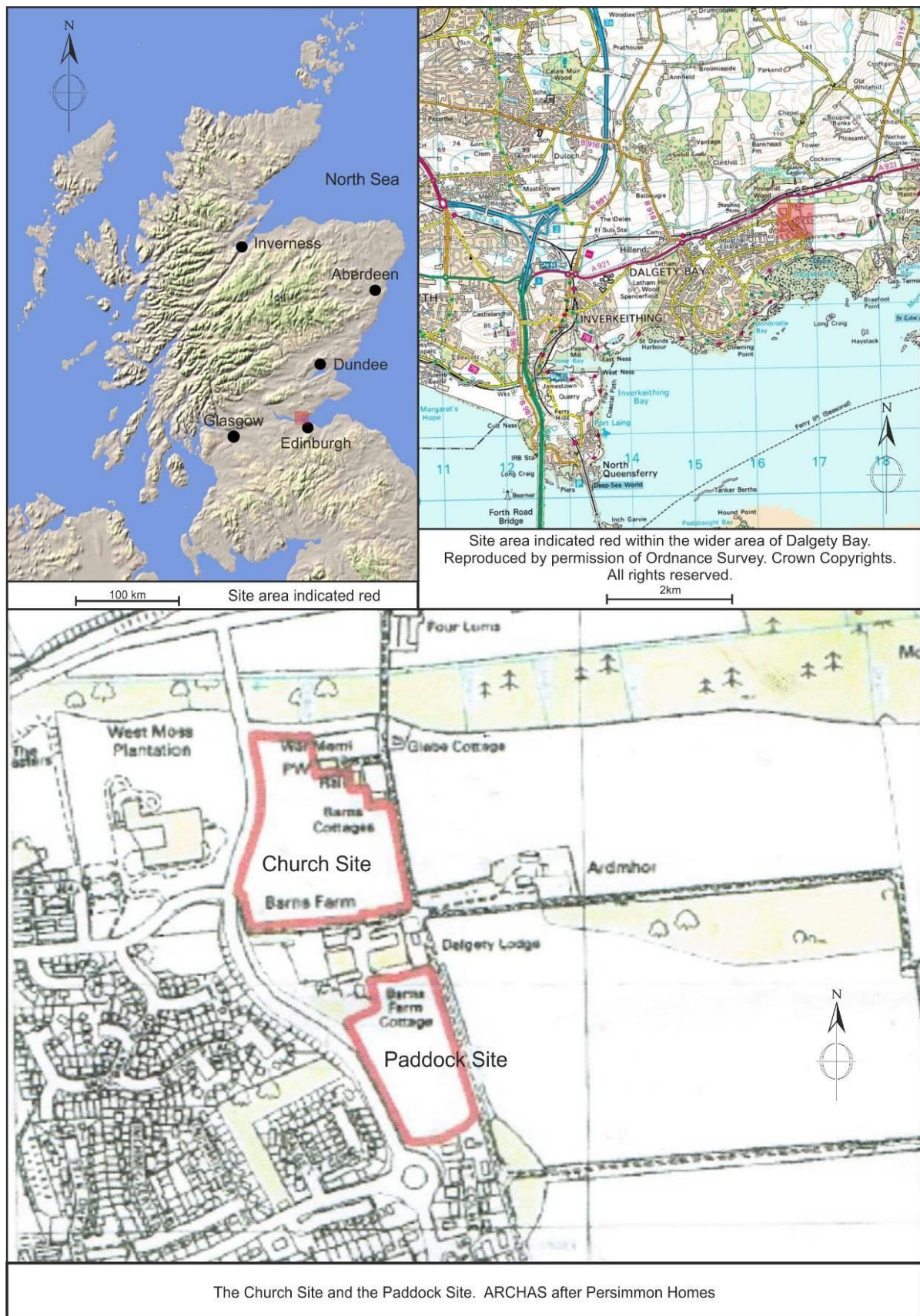


Figure 1: Site location

- 1.2.1 The proposed development area lies on the eastern periphery of the town of Dalgety Bay in Fife (centred on NT 16602 84436).

1.3 Study Area

- 1.3.1 The study area is split into two uneven parts, located to the north and south of the Barns Farm Complex (Figure 1). These are known as the Church Site and the Paddock Site respectively.
- 1.3.2 The Church Site is the larger of the two, encompassing an area of around 3 hectares. The site is an irregular shaped field, bounded by the major Eastern Access Road to the west, and existing smaller roads to the north and east. The southern boundary is occupied by the Barns Farm complex. In the north east of the field there are three structures which are outwith the proposed development. One of these is the Category B Listed Dalgety Kirk, with its adjacent cemetery.
- 1.3.3 The Paddock Site lies to the south of the Barns Farm complex and encompasses around 2 hectares. This area is also bordered to the west by the Eastern Access Road and a smaller roadway to the east. The southern boundary is formed by an existing late 20th century housing development.
- 1.3.4 Barns Farm sits on a slight rise and as a result both development areas lie on gently sloping ground. The fields are currently used as rough pasture for animals.



Plate 1: The Church Site from SW (Photograph 015)

1.4 Geology

- 1.4.1 The majority of the overlying drift geology comprises Diamicton Devensian Till formed up to 2 million years ago in the Quaternary Period. At the southern limit of the Paddock Site, a seam of Raised Flat Tidal deposits, Late Devensian – Silt and Clay is also present. These deposits are characteristic of an environment previously dominated by ice age conditions.
- 1.4.2 The underlying bedrock geology is composed of sedimentary bedrock of the Sandy Craig Formation – sedimentary rock cycles, Strathclyde Group Type. This is an igneous bedrock formed approximately 326 to 335 million years ago in the Carboniferous Period and is characteristic of a local environment previously dominated by swamps, estuaries and deltas.¹

¹ www.bgs.ac.uk – 17/11/14

2 Planning and Legislative Background

2.1 World Heritage Sites

2.1.1 World Heritage Sites are described by The United Nations Educational, Scientific and Cultural Organization (UNESCO) as cultural and/or natural heritage sites which are of outstanding universal value. UNESCO seeks to protect and preserve such sites through an international treaty called the Convention concerning the Protection of the World Cultural and Natural Heritage, drawn up in 1972. Scottish Ministers identify and put forward sites to the Department for Culture, Media and Sport for nomination and are also responsible for ensuring compliance with the UNESCO Convention in relation to sites in Scotland. Historic Scotland undertakes this role as part of its wider responsibility towards the historic environment.²

2.1.2 There are no World Heritage Sites in the vicinity of the development.

2.2 Scheduled Monuments

2.2.1 Some archaeological sites, buildings or structures enjoy statutory protection as Scheduled Monuments (SMs), protected under the Ancient Monuments and Archaeological Areas Act 1979, and are by definition of National importance.

2.2.2 Without the prior written consent of the Scottish Ministers, known as Scheduled Monument Consent (SMC), it is an offence to undertake any works which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering up a Scheduled Monument. Development which will have an adverse effect on a scheduled monument or the integrity of its setting should not be permitted unless there are exceptional circumstances. Under article 15 (1) of the Town and Country Planning (General Development Procedure) (Scotland) Order 2007 notification to Historic Scotland of any planning application affecting a Scheduled Monument is also required.

2.2.3 There are no sites protected as Scheduled Monuments within the development boundary, although one (the medieval St. Bridget's Kirk: SM90266) lies a short distance to the south of the Paddock Site, and another (the prehistoric standing stone Aberdour Lodge: SM790) lies further to the west. Both these sites are within the wider study area.

2.3 Listed Buildings

2.3.1 Buildings (including structures, wall and bridges) of special architectural or historic interest may also benefit from statutory protection as Listed Buildings (Graded Category A, B or C(s)) under the terms of the Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Works which will alter or extend a listed building in a way which would affect its character or its setting, and demolition works require listed building consent. Works requiring listed building consent may also require planning permission. It is a criminal offence to undertake such works without this consent. Any object or structure which is fixed to a listed building, or which falls within the curtilage of such building and, although not fixed to the building, has formed part of the land since before 1 July 1948, is treated as part of the building and also listed. Some buildings of lesser interest may be protected under Local Plan policies (see below).

² <http://www.historic-scotland.gov.uk/index/heritage/worldheritage/what-is-a-world-heritage-site.htm>

- 2.3.2 There are ten Listed Buildings within 1km of the site. Six of these are protected as Category C Listed Buildings; three as Category B Listed Buildings (incl. Dalgety Kirk, LB: 3664); and one as a Category A Listed Building (St. Bridget's Church LB: 3667).

2.4 Conservation Areas

- 2.4.1 The Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 imposes a duty on local planning authorities to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses as well as designate and protect the historic character and appearance of some areas through their designation as Conservation Areas. These are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The main implication of designation is that consent will be required for specific types of development that would not otherwise require it. 'Conservation area consent' is used for applications to demolish unlisted buildings in conservation areas.
- 2.4.2 There are no Conservation Areas in the vicinity of the proposed development.

2.5 Parks and Gardens

- 2.5.1 Parks and gardens of national importance are included in the Inventory of Gardens and Designed Landscapes compiled by Historic Scotland. They are protected under Section 15(1)(j)(iv) of The Town and Country Planning (General Development Procedure) (Scotland) Order 1997 (the GDPO) which requires planning authorities, prior to granting planning permission, to consult Scottish Ministers on 'development which may affect a historic garden or designed landscape'. Planning authorities have a role in protecting, preserving and enhancing gardens and designed landscapes included in the current Inventory and gardens and designed landscapes of regional and local importance.
- 2.5.2 The Historic Scotland Inventory of Gardens and designed Landscapes records the existence of the St. Colme designed landscape immediately to the east of the development site. The Fordell Castle Designed Landscape also lies a short distance to the west of the proposed development.

2.6 Archaeological Legislation

- 2.6.1 Central government guidance on archaeology in the planning process is given in SPP and Planning Advice Note 2/11, Archaeology (2/11). Key tenets of these documents are the desirability of preserving a monument (whether scheduled or not) and its setting and this is considered to be a material consideration in determining a planning application, and that while preservation *in situ* is the preferred option for mitigating impacts on the cultural heritage resource, where this is not feasible then preservation by record is an acceptable alternative.
- 2.6.2 SPP outlines the Government's advice to developers and local authorities etc. in their consideration of development proposals affecting amongst others Listed Buildings and their setting, Conservation Areas and other historic buildings. Paragraph 113 of SPP states that "when determining applications for planning permission or listed building consent, to have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historical interest which it possesses". While there is a presumption against development that adversely affects the character of a listed building or its setting, each case should be judged on its own merits. In general, listing should not prevent sympathetic adaptation and innovative solutions may be appropriate providing the special interest of the building is protected.

2.7 Mid Fife Local Plan

- 2.7.1 The Mid Fife Local Plan was adopted on 23rd January 2012. It expands on guidance given in SPP and PAN 2/11. It is anticipated the Mid Fife Local Plan will be replaced by the Fife Local Development Plan in 2016.

3 Methodology

3.1 Desk Based Assessment

- 3.1.1 The methodology for the DBA was designed to ensure that all known and, where possible, unknown archaeological remains in the vicinity of the proposed development were identified.
- 3.1.2 In order to define the historic environment baseline for the proposed development, an area of approximately 1km around the proposed development area was assessed. Sources consulted for this study area included:
- *National Monuments Record of Scotland (NMRS) as held by The Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS);*
 - *Historic Scotland Database of Listed Buildings;*
 - *Historic Scotland Database of Scheduled Monuments,*
 - *The Inventory of Gardens and Designed Landscapes in Scotland,*
 - *Early editions of Ordnance Survey and earlier mapping held by the Map Library of the National Library of Scotland (NLS);*
 - *Current and historic Aerial imagery as held by online platforms;*
 - *Published and unpublished archaeological reports, articles journals and books.*
- 3.1.3 Additional information was gathered and examined for the wider surrounding area to place the baseline information in its local and regional context, and to assess the potential for unknown and buried archaeological remains. All site numbers in the text are highlighted in bold and are in parentheses.
- 3.1.4 All designated sites of cultural heritage interest identified from these sources are shown on Figure 6, with details and descriptions given in the Gazetteer (Appendix A). Non-designated sites in the immediate vicinity of the development which were considered relevant were also included.

3.2 Walkover Survey

- 3.2.1 Following completion of initial research a walkover survey of the site was completed by a qualified and experienced professional archaeologist. This survey was designed to identify any additional sites or features previously undiscovered.
- 3.2.2 While undertaking the walkover survey the site was systematically traversed in an organised manner. Any features located would be recorded through digital photography, sketches and written notes with their locations recorded by a hand held GPS (Garmin GPS 60).

3.3 Aims and Objectives

- 3.3.1 The objective of this study is to identify the archaeological and built heritage resource of the study area considered for potential development. The study will highlight known features of cultural heritage significance while identifying any further features previously undiscovered. The assessment will also look at a wider 1km buffer around the development area. This will allow any identified sites to be placed properly into their wider landscape context. The evidence presented, and the conclusions reached, aim to offer a comprehensive basis for

further decisions regarding the future of the sites and the formulation of a strategy for mitigation of impact, should this be required.

3.4 Assessment of Sensitivity of Cultural Heritage Sites

- 3.4.1 An assessment of the degree of sensitivity to change of each cultural heritage receptor within the study area has been made on a five-point scale of Very High, High, Medium, Low, Negligible and Unknown, according to the criteria given in Table 1 below. Any existing statutory and non-statutory designations will be taken into account in the assessment of sensitivity.

Table 1: Cultural Heritage Impacts

Sensitivity	Criteria
Very High	World Heritage Sites or other sites of acknowledged international importance.
High	Scheduled Monuments (SM), Category A or B Listed Buildings; Other listed buildings that can be shown to have exceptional qualities not adequately reflected in the listing grade; Sites proposed for Scheduling or Listing; Conservation Areas containing very important buildings; Parks and gardens included on the Gardens and Designed Landscapes in Scotland and Site is not Scheduled or Listed, but meets the criteria used in Scottish Historic Environment Policy 2 (SHEP2) for the designation of SAMs or criteria used in their designation of Listed Building categories (Memorandum of Guidance on Listed Buildings and Conservation Areas, Historic Scotland 1998. In general, these sites will be rare and in outstanding condition.
Medium	Category C (s) Listed Buildings; Conservation Areas containing buildings that contribute significantly to its historic character; Historic Townscape or built-up areas with important historic integrity in their buildings or built settings; Site is a non-statutory archaeological site or standing structure that contributes significantly to the Cultural Heritage resource of the local area or, to a lesser extent, the county as a whole; and, Site is of low sensitivity, but has wider value as part of a group of sites.
Low	Site is a non-statutory archaeological site or standing structure that contributes to the local Cultural Heritage of the parish/local area
Negligible	Site is a non-statutory archaeological site with no surviving remains; Buildings of no architectural or historical note; and Buildings of an intrusive character.
Unknown	The sensitivity of the site cannot be ascertained.

3.5 Predicted Impacts

- 3.5.1 Criteria for the assessment of the magnitude of impact are set out in Table 2.

Table 2: Criteria to Assess Magnitude of Impact on Archaeology and Historic Buildings

Magnitude	Criteria
Major	Complete or nearly complete demolition or truncation of most or all key elements of a site; Development will be visible from the site and/or a significant viewpoint and will change several landscape elements, important to the understanding of the site; and, Development would physically sever one element of the site from another regardless of its visual intrusion.
Moderate	Demolition or truncation of many key elements of a site; Development will substantially alter the setting of a historic building, transforming its character, removing or altering significant elements within this, to affect the understanding and appreciation of the structure; and, Development will be visible from the site and/or a significant viewpoint and will alter several small, or a single large landscape element, which may affect our understanding of the site. The development may interrupt views from a site, or change the function of landscape elements, and the interactions between them, important to the understanding of the site.

Magnitude	Criteria
Minor	Demolition or truncation of key elements of a site; Development will be visible from the site and/or a significant viewpoint and does not represent a change in overall character of the landscape setting; A small change to an element of the landscape character. Typically this would be physically removed from the site and affect only a small proportion of its surrounding landscape; and, Development represents a change to landscape elements which are visible from the site, but which are of very minor or no importance to the understanding of the site.
Negligible	Change to or loss of minor elements of a site; Elements of the scheme will be barely visible from the site and/or from a significant viewpoint to the site, and does not represent an overall change to the character of the landscape; and, The scheme will change historic landscape elements of little relevance to the understanding of a site.
No Change	No observable loss of site elements; and, The scheme is not visible from the site and/or from a significant viewpoint, and will only change historic landscape elements of no relevance to the understanding of a site.

3.6 Assessment of Significance of Effects

- 3.6.1 Significance of effect is determined as a combination of the site sensitivity and impact magnitude. Five levels of significance were defined which apply equally to beneficial and adverse impacts. These are shown in Table 3.

Table 3: Significance of Effects Matrix

Sensitivity	Magnitude				
	Major	Moderate	Minor	Negligible	No Change
Very High	Very Large	Large / Very Large	Moderate / Large	Slight	None
High	Large / Very Large	Moderate / Large	Moderate / Slight	Slight	None
Medium	Moderate / Large	Moderate	Slight	Neutral / Slight	None
Low	Slight / Moderate	Slight	Neutral / Slight	Neutral / Slight	None
Negligible	Slight	Neutral / Slight	Neutral / Slight	Neutral	None

- 3.6.2 Using the criteria outlined in Table 1 and Table 2 as well as the matrix outlined in Table 3, the impact on each site identified in the DBA and Walkover Survey will be assessed and is outlined in the Gazetteer, Appendix A.

4 Desk Based Assessment and Walkover Survey

4.1 General Historical Background

General

- 4.1.1 There are no sites within the boundaries of the proposed development protected by statutory legislation, or recorded within the NMRS or identified from other sources consulted.

Prehistoric

- 4.1.2 Although there is little direct evidence for intensive prehistoric occupation of the Dalgety Bay Area, the rich landscape and plentiful resources provided by the Firth of Forth make the presence of prehistoric humans likely.
- 4.1.3 A prehistoric standing stone, known as Aberdour Lodge or Fordell Standing Stone, Site (2), is located a short distance to the west of the proposed development. Whilst the function and age of these monuments remains open to speculation, the presence of the stone is indicative of prehistoric occupation in the vicinity.
- 4.1.4 This prehistoric presence is further attested by the existence of a shell midden, Site (13) discovered on the banks of the Forth immediately south of the site in 1996.

Medieval

- 4.1.5 Medieval occupation of the area is attested by the presence of the Category A Listed St. Bridget's Church (Site (1)), which lies a short distance to the south of the site. Also protected as a Scheduled Monument, St. Bridget's Church is first recorded in 1198 and preserves 13th century masonry and features within later additions. Various secondary accounts of the church record that no traces of the medieval village which once sat around the church remain, but there is no direct evidence that this existed.

Post-Medieval

- 4.1.7 The vast majority of the sites recorded in the 1km buffer zone around the proposed development are post-medieval in date and of limited significance.
- 4.1.8 The Statistical Account of 1791-99 records the poor state of the parish church at St. Bridget's (Site (1)) at the time and the moves to construct a replacement. By the production of The Statistical Account of 1834-45, the 'new' Church (Site (6)), the current Parish Church has been constructed. This discussion of the Dalgety Parish states that there 'are no villages in the parish' and the new church has been constructed 'about three miles from the great body of the parishioners'.³
- 4.1.9 The area was utilised mainly for farming in this period, with a number of large country houses or affluent farms constructed. The current town of Dalgety Bay is a much later development.

³ Watt, A. 'Parish of Dalgety' in The Statistical Account of Scotland, County of Fife. Account of 1834-45, Volume 9, 190

4.2 Map Regression

4.2.1 All relevant available maps as held by NLS were consulted in order to identify the recorded development of the site as well as any additional features that may previously have gone unrecorded within the site boundary. A summary of all consulted maps are listed in Appendix B.

Pre-Ordnance Survey maps

4.2.2 The earliest detailed maps of the southern coast of Fife were produced by Robert Gordon of Straloch and his son James Gordon of Rothiemay in the mid 17th century. Straloch and Rothiemay were engaged by a Dutchman named Joan Blaeu who was using earlier maps by Timothy Pont as the basis for his *Atlas Novus* published in 1654. Gordon and Rothiemay re-worked the existing 16th century Pont maps, and completed new maps for those areas not covered by Pont. There is no indication that Pont surveyed the area around Dalgety Bay.



Figure 2: Extract from Robert Gordon of Straloch's map of 'Loch Lomond', produced in the mid 17th century. This is the first map to show 'Dalagtie', or St Bridget's Church

4.2.3 Gordon and Rothiemay's maps do not show any indication of extensive settlement in and around Dalgety Bay. However, Straloch's map 'Loch Lomond' (Figure 2) clearly depicts a church labelled 'Dalgatie' on the edge of the Dalgety Bay. This equates with the Category A Listed and Scheduled Monument St. Bridget's Church (Site (1)). This church is also shown as 'Dalgethy' Kirk on Joan Blaeu's re-working of Pont, Straloch and Rothiemay in 1654. The Church is shown on the subsequent maps of John Adair and Herman Moll amongst others, although these early maps show very little detail.

4.2.4 This is true for all maps of the area until the production of William Roy's 'Military Survey of Scotland' conducted between 1747 and 1756 (Figure 3). Roy's map revolutionised map making in Scotland, containing a lot more terrain detail than previously. Although the map was the result of 'rapid reconnaissance rather than a measured topographic survey'⁴, the various inaccuracies can be forgiven in providing us with the first cartographic view of Scotland with any level of detail – a snapshot of mid 18th century Scotland.

⁴ Fleet C., Wilkes M. & Withers, C. 2011 *Scotland – Mapping the Nation*, 88



Figure 3: Extract from William Roy's Military Survey of Scotland showing the general site area indicated red. Note the designed landscape and the cultivation across the wider landscape. © The British Library Board. All Rights Reserved (Roy Military Survey of Scotland)

- 4.2.5 Unfortunately the site straddles one of the boundaries between map sheets, but Roy's map clearly shows the development area as sitting within a designed landscape. The general area around the modern town of Dalgety Bay is shown as extensively farmed with large patterns of rig and furrow covering most available land. St. Bridget's Kirk is depicted at the southern edge of the designed landscape, at the end of a large northwards running avenue. The proposed development area contains no structures, although the buildings at the centre of the designed landscape seem to be located where the current Barns Farm is today.
- 4.2.6 The current Category C Listed Barns Farmhouse is recorded as an early 19th century house, so it is unclear if the buildings shown in Roy are the same, or a predecessor. However, 'Dalgety house' is certainly shown by the early 19th century in the maps of John Thomson and Christopher Greenwood and William Fowler.
- 4.2.7 Many of the early maps do not show the site in sufficient detail to ascertain with certainty whether there was any occupation at of the proposed development. However, it seems clear from these maps that the proposed development site was free of significant occupation before the creation of a designed landscape associated with 'Dalgety House/Barns Farmhouse' in the early to middle of the 18th century.

Ordnance Survey maps

- 4.2.8 The Ordnance Survey began their survey of the Dalgety Bay area in 1854, publishing the 6 inch to 1 mile, Fife Sheet 40 in 1856.
- 4.2.9 The 1856 6 inch to 1 mile, Fife Sheet 40 is the first to show the site in real detail (Figure 4). It confirms the existence of the designed landscape shown by Roy c.1750 (Figure 3). The landscape is shown to be a series of fields, bordered by shelter belts of trees and lined avenues. The Paddock Site has already essentially taken its modern form, with only the

modern structures south of Barns Farmhouse altering the shape of the field. The western perimeter of the Paddock Site is now occupied by a more formalised landscape, 'Dalgety Gardens'. Dalgety Parish Church has been built, but all the land south of the church (the Church Site) and north of Barns Farm is shown as undeveloped.

- 4.2.10 The most detailed maps produced of the proposed development site are the 25 inch to 1 mile maps, first surveyed or revised in 1894. These maps confirm the indications provided by the earlier research that the development area is essentially devoid of occupation.

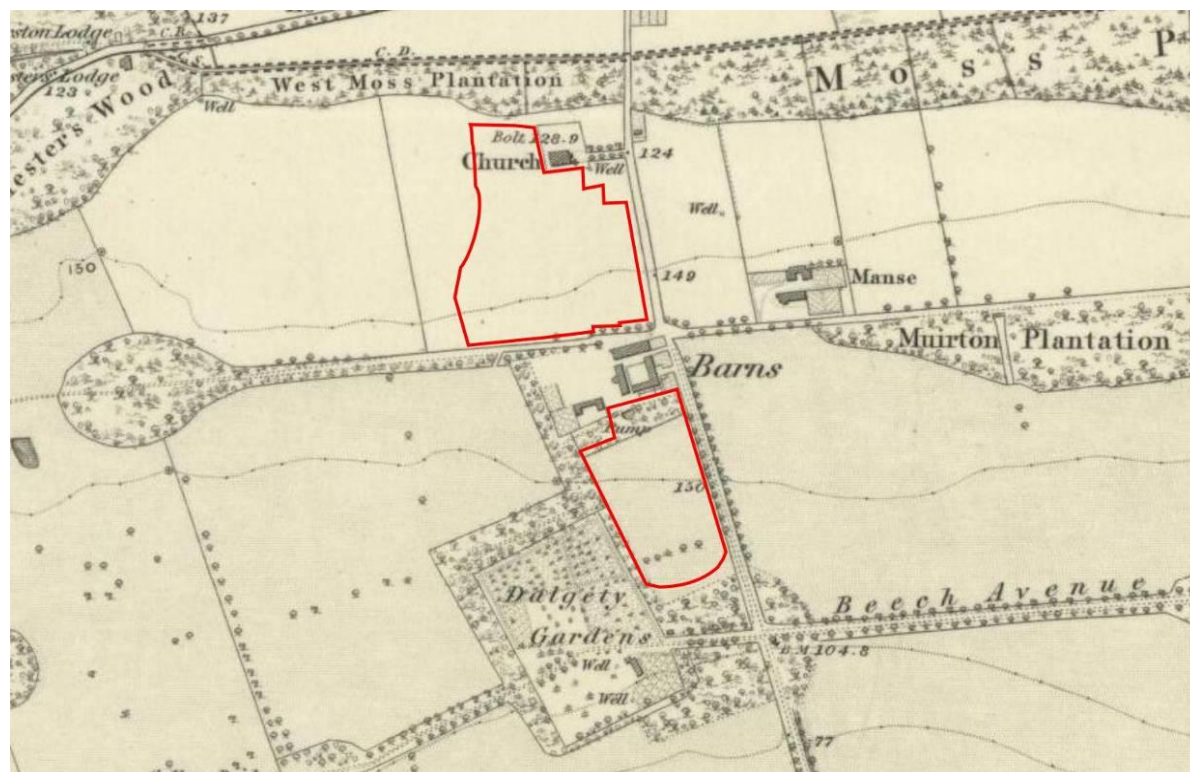


Figure 4: Extract from the 6 inch to 1 mile Fife, Sheet 40 surveyed in 1854 showing the proposed development outline. ARCHAS after NLS

Conclusions

- 4.2.11 The map regression has shown that the proposed development area is one that has remained free of significant development or occupation from the post-medieval period to the present day.
- 4.2.12 William Roy's Military Survey shows that a designed landscape had been created by the mid 18th century, with a farm or significant dwelling house constructed at Barns Farm by this time.
- 4.2.13 No archaeological or historical features were noted within the boundaries of the site.

4.3 Aerial Photography

- 4.3.1 Readily available aerial images held by online platforms of the proposed development area were consulted in order to assess the potential for previously unrecorded archaeological features to survive within the boundaries of the site.
- 4.3.3 No new archaeological features or anomalies were identified within the limits or environs of the proposed development area. In all aerial images, the site clearly remained an intensively utilised area of farmland.

4.4 Walkover Survey

General

- 4.4.1 The walkover survey was designed to provide comprehensive cover of the site whilst specifically targeting any areas identified from earlier research as being of potential archaeological significance.
- 4.4.2 Undertaken over one no sites of historical or archaeological significance were noted across the proposed development area.



Figure 5: View east across the Church Site (Photograph 017)

Conclusions

- 4.4.3 There are no historic or archaeological features surviving above ground across the proposed development area. Although currently used as pasture for animals, the land that makes up the proposed development site has clearly undergone a large degree of ploughing and improvement. Had any features of historical or archaeological interest survived, any traces of these would have been removed by this improvement.

5 Assessment of Impacts

5.1.1 An assessment was made of the importance and sensitivity of each site following the methodology described in Section 3. The assessment of sensitivity for each site is included in Appendix A and is summarised in the table below:

Table 4: Summary of Assessment of Sensitivity of Identified Heritage Sites

Assessment of Sensitivity	Number of Sites
High	6
Medium	6
Low	1
Negligible	-
Unknown	-
Total	13

5.1.2 Potential for physical direct impacts unknown sites would occur during the construction phase of the proposed scheme.

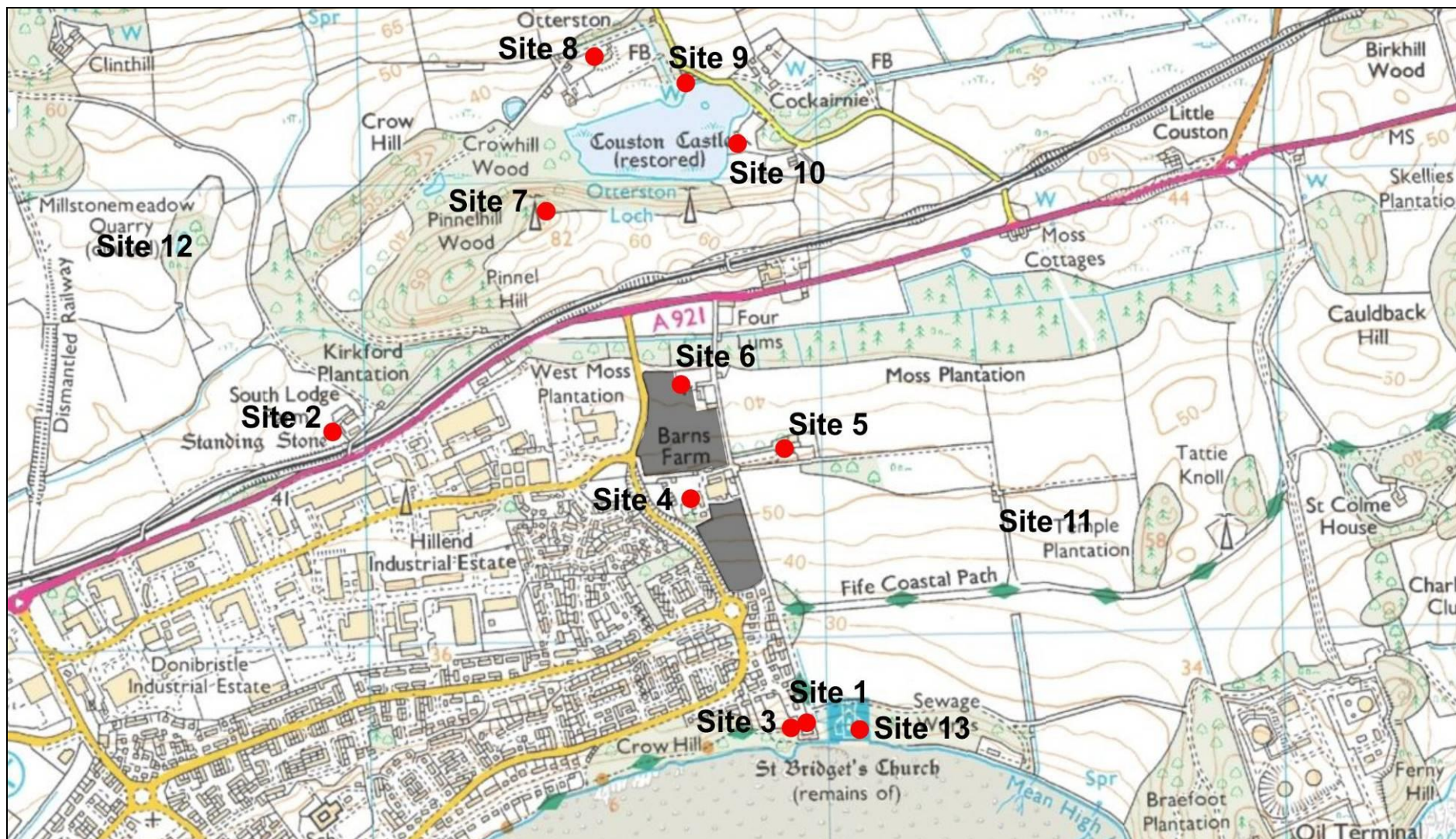


Figure 6: Location of Sites with the proposed development area marked in grey

6 Discussion

6.1 Impact of the Development on known and potential archaeological sites

Known Sites

- 6.1.1 There are no known sites within the limits of the proposed development.

Unknown Sites

- 6.1.2 It is possible that previously unknown archaeological deposits may survive within the development areas, however, it is suggested that the probability of this is low.
- 6.1.3 The DBA has shown no sites within the boundaries of the development, while the map regression has further demonstrated that no recorded significant settlement or occupation of the area has taken place, with the exception of the designed landscape first noted on Roy's map of c.1750.
- 6.1.4 In addition, the surrounding landscape contains little to suggest prehistoric or medieval occupation of the area. Most of the sites located within 1km of the proposed development are of a post-medieval nature, with the exception of the standing stone at Aberdour Lodge (Site (2)), the shell midden (Site (13)) and St. Bridget's Kirk, Site (1).

Landscape and Setting

- 5.1.2 Dalgety Bay is an area which is already significantly built up. The 20th century has seen extensive house building to the south and west of the proposed development site.
- 5.1.3 The cluster of Category B and C Listed buildings around Otterston Loch to the north of the proposed development (Sites 7-10) lie in close proximity to the modern railway and major road network, the A921. Any effect of the development on the setting of these monuments will be negligible as this will already be hugely impacted by the presence of the transport network and Dalgety Bay itself. The important setting aspect of these sites is their relation to the Loch, and the uncompromised setting and landscape to the north.
- 5.1.4 The same can be said of the monuments located to the west of the proposed development – Site (2), the Aberdour Lodge Standing Stone and Site (12), The Fordell Castle Designed Landscape. Due to the intensive development across Dalgety Bay, the proposed development will have no impact upon the setting of these monuments.
- 5.1.5 The development will be constructed directly adjacent to Site (11), the St. Colme designed landscape, but will have no impact upon the setting of this landscape, built against the existing backdrop of the town of Dalgety Bay.
- 5.1.6 Sites (1) and (3) both relate to St. Bridget's Church. This important monument is closely screened with trees with late 20th century housing built in close proximity to the north. The setting to the north of this monument is already compromised and it is highly unlikely there will be any visual impact caused by the development. There will be no visual impact upon the setting of these monuments caused by the development.
- 5.1.7 It is anticipated there will be some impact upon the setting of Sites (4), (5) and (6), the Category C Listed Barns Farmhouse and Ardmhor; and the Category B Listed Dalgety Kirk respectively. Of these the effect upon Sites (4) and (5) is considered to be negligible.

Barns Farmhouse is already closely enclosed by modern farm buildings which have already removed the original setting of the structure. The old manse of Ardmhor, Site (5), is screened from the proposed development by mature trees, with the building designed to face the south, with view towards the Forth. These views will not be compromised.

- 5.1.8 Site (6), Dalgety Kirk, sits in relative isolation on the edge of the town. The Statistical Account has shown that this isolation was the case when the church was initially conceived and constructed. Although this setting is compromised to a degree by the construction of the houses immediately to the south and east of the Church, the proposed development will have an impact upon the setting of this monument. However, the main entrance of the church faces to the east, and this view will remain uncompromised. In addition the immediate environment of church is an existing walled cemetery, the integrity of which will remain intact. The design of the development will require some careful consideration to ensure that the new buildings do not encroach upon Site (6), with considerate planting of vegetation to ensure the development is screened from the monument.

7 Conclusions and Recommendations

- 7.1.1 The proposed development is to be constructed in an area that has been shown to be free of known historical or archaeological features. From the evidence discussed the balance of probability suggests that previously unknown archaeological features will not be present on site and there will be no direct impacts caused by the proposed development.
- 7.1.2 There are a number of important historic monuments within the vicinity of the proposed development which are protected by statutory legislation. On the whole the setting of these monuments will remain unaffected by the proposed development.
- 7.1.3 Dalgety Kirk, Site (6) is the closest monument to the development site and is the monument upon which there will be the greatest indirect impact upon the setting of the monument. ARCHAS recommend that the development is carefully designed so as not to encroach upon the boundaries of the churchyard and that vegetation is planted around the vicinity of the site in order to screen the views of the development from the church.

8 Acknowledgements

- 8.1 ARCHAS would like to thank John Handley Associates and Persimmon Homes Ltd. for their commitment to preserving and recording the archaeology of the area, commissioning this assessment at the pre-planning stage in order to inform their proposals.

Bibliography

Documents

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Watt, A. 'Parish of Dalgety' in The Statistical Account of Scotland, County of Fife. Account of 1834-45, Volume 9, pages 181-193

Websites

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www.bing.com/maps/

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www.google.co.uk/maps/

www.historic-scotland.gov.uk

www.nls.uk

www.parksandgardens.org

www.rcahms.gov.uk

Appendix A – Gazetteer

Table 5: Sites located within the c.1km buffer of the proposed development

Site No	Site Name	Site Type	NGR	NMRS /HER No.	Source	Designation	Sensitivity	Magnitude	Affects	Description
1	St Bridget's Kirk	Church	NT 16956 83790	SM: 4547 LB: 3667 ID 50883	HS NMRS	Scheduled Monument, Category A Listed Building	High	No Change	None	The parish church of Dalgety until c.1830, this medieval church is first recorded in 1198. Reconsecrated in 1244, little of this church remains, with additions of the 17 th century dominating.
2	Aberdour Lodge / Fordell	Standing Stone	NT 15931 84471	SM: 790 ID: 50892	HS NMRS	Scheduled Monument	High	No Change	None	Roughly rectangular block of sandstone. Upper portions weathered into a series of deep grooves.
3	Watch-House, St Bridget's Church	Watch-House	NT 16935 83784	LB: 3646 ID: 11282	HS NMRS	Category B Listed Building	High	No Change	None	Early 19 th century, small rubble built structure with slated roof
4	Barns Farmhouse	Farmhouse	NT 16720 84298	LB: 3666 ID: 222366	HS NMRS	Category C Listed Building	Medium	Minor	Slight	Plain 2 storeyed early 19 th century house 3 bays wide
5	Ardmhor, formerly Dalgety Manse	Dwelling	NT 16928 84408	LB: 3665 ID: 50874	HS NMRS	Category C Listed Building	Medium	Minor	Slight	Built c. 1830. 2 stores and basement, rubble coursed with a slated roof.
6	Dalgety Kirk	Church	NT 16700 84550	LB: 3664 ID: 50878	HS NMRS	Category B Listed Building	High	Moderate	Moderate/ Large	Built in 1830 by the architect William Burn. A small oblong Gothic Church with octagonal belfry and slated roof.
7	Markfield Tower	Lookout tower	NT 16401 84938	LB: 3660 ID: 50875	HS NMRS	Category C Listed Building	Medium	Negligible	Neutral/ Slight	Square 19 th century lookout tower built of rubble with a corbelled parapet and buttressed angles.
8	Otterston Tower	Tower/castle	NT 16514 85282	LB: 3659 ID: 50825	HS NMRS	Category C Listed	Medium	Negligible	Neutral/ Slight	Small circular tower which is remnant of 16 th to 17 th century Otterstone Castle
9	Lochside Cottages	Cottages	NT 16716 85221	LB: 3658 ID: 50811	HS NMRS	Category C Listed	Medium	Negligible	Neutral/ Slight	18 th or early 19 th century single storey cottages with pantiled roof

Site No	Site Name	Site Type	NGR	NMRS /HER No.	Source	Designation	Sensitivity	Magnitude	Affects	Description
10	Couston Castle	Tower House	NT 16829 85086	LB: 3606 ID: 50814	HS NMRS	Category C Listed Building	Medium	Negligible	Neutral/ Slight	Remains of a 17 th century tower house incorporated into a 1980s renovation and reconstruction
11	St. Colme	Designed Landscap	NT 16912 84278	-	HS	Inventory of Gardens and Designed Landscapes	High	Negligible	Slight	An early 19 th century designed landscape, originally part of the much larger Donibristle designed landscape
12	Fordell Castle	Designed Landscap	NT 15563 84459	-	HS	Inventory of Gardens and Designed Landscapes	High	No Change	None	18 th and 19 th century parkland landscape around an earlier fortified house and garden
13	Dalgety Bay	Shell midden	NT 1709 838	ID: 280335	NMRS	-	Low	No Change	None	Shell midden recorded during the Fife Coastal Assessment Survey

Appendix B: Cartographic References

Maps consulted during the cartographic regression include:

Robert Gordon of Straloch (c.1580-1661)

- 'A map of Eastern Scotland, including basins of Rivers Don, Dee, Tay. Forth and Tweed'. Imprint c.1636-52
- 'A map of Scotland, north of Glenmore in detail, and outline of the east coast to Dunbar, showing the courses of the chief rivers, and the positions of a few places'. Imprint c.1636-52
- 'Loch Lomond'. Imprint c.1636-52
- 'A description of the East coast of Scotland drawn out of Wagoner and sumqt (sic) corrected, but it not fully perfytt & yet hath many errors'. Imprint c.1636-52

James Gordon of Rothiemay (c.1615-86)

- 'Fyfe Shire, MDCXLII = Fife provincial noviter delineate / Auctore Jacobo Gordonio fo R.G. a Straloch. Fife provincial noviter delineate'. Imprint 1642

Joan Blaeu (1596-1673)

- 'Fifae Vicecomitatus, The Sherifdome of Fyfe'. Imprint 1654
- 'Fifae pars occidentalis, [vulgo], The West Part of Fife'. Imprint 1654
- 'Lothian and Linlithquo'. Imprint 1654

John Adair (c.1650-1722)

- 'The Hydrographical mappe of Forth from the entry to ye Queens-ferry / authore Jo. Adair.' Imprint 1683
- 'A map of Straithern, Stormont. & Cars of Gourie with the rivers Tay and Ern / surveighed & designed (by) John Adair.' Imprint 1683

Herman Moll (d.1732)

- 'Lothian: contains The Shire of Linlithgow or West Lothian. The Shire of Edinburgh or Midlothian and Haddington or East Lothian'. Imprint 1745
- 'The Shires of Fife and Kinros / by H. Moll'. Imprint 1745
- 'The Shires of Stirling and Clackmannan &c. / by H. Moll'. Imprint 1745

William Roy (1726-1790)

- 'Military Survey of Scotland'. 1747-1755

John Ainslie (1745-1828)

- 'County of Fife'. Imprint 1775
- 'Ainslie's Map of the Southern Part of Scotland'. 1821

George Taylor & Andrew Skinner (1760-1788)

- 'The Road from St Andrews to Woodhaven & Newport; the road from Crail to St Andrews and Cupar'. Imprint 1776

John Thomson (1777-c.1840) & William Johnson (fl. 1806-1840)

- 'Fife with Kinross Shire'. 1827

Christopher Greenwood (1786-1855) & William Fowler (fl.1818-1863)

- 'Map of the counties of Fife and Kinross'. 1828

Ordnance Survey (1854-present)

- 25 inch to 1 mile Fifeshire, Sheet 039.12. Revised 1894. Published 1896
- 25 inch to 1 mile Fifeshire, Sheet 039.16. Revised 1894. Published 1896
- 25 inch to 1 mile Fifeshire, Sheet 039.12. Revised 1913. Published 1914
- 25 inch to 1 mile Fifeshire, Sheet 039.16. Revised 1913. Published 1914
- 25 inch to 1 mile Fifeshire, Sheet 039.12. Revised 1925. Published 1926
- 25 inch to 1 mile Fifeshire, Sheet 039.16. Revised 1925. Published 1926
- 6 inch to 1 mile Fife, Sheet 40. Surveyed 1854. Published 1856
- 6 inch to 1 mile Fife and Kinross, Sheet XXXIX.SE. Revised 1894. Published 1896
- 6 inch to 1 mile Fife and Kinross, Sheet XXXIX.SE. Revised 1913. Published 1921
- 6 inch to 1 mile Fife and Kinross, Sheet XXXIX.SE. Revised 1925. Published 1928

Appendix C: Proposed Discovery & Excavation Scotland entry

LOCAL AUTHORITY:	Fife Council
PROJECT TITLE/SITE NAME:	Barns Farm, Dalgety Bay, Fife
PROJECT CODE:	200
PARISH:	Dalgety
NAME OF CONTRIBUTOR:	Ross Cameron
NAME OF ORGANISATION:	ARCHAS Cultural Heritage Ltd.
TYPE(S) OF PROJECT:	Archaeological Desk Based Assessment and Walkover Survey
NMRS NO(S):	n/a
SITE/MONUMENT TYPE(S):	n/a
SIGNIFICANT FINDS:	None
NGR (2 letters, 8 or 10 figures)	NT 16602 84436
START DATE (this season)	10/12/14
END DATE (this season)	10/12/14
PREVIOUS WORK (incl. <i>DES</i> ref.)	None
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	<p>ARCHAS Cultural Heritage Ltd. were appointed by John Handley Associates on behalf of Persimmon Homes PLC. to complete an archaeological Desk Based Assessment (DBA) and walkover survey in advance of a proposed development at Barns Farm on the eastern fringes of Dalgety Bay, Fife (roughly centred on NGR: NT 16602 84436). The proposed development involves construction of a number of dwelling houses on two neighbouring plots of land with a total area of 5 hectares.</p> <p>The development area was identified at the pre-planning stage as one with archaeological potential. As part of the planning application, the client requested a DBA and Walkover Survey of the site be completed at the pre-planning stage in order to inform the proposals and the council decision. This assessment identifies any archaeological features affected by the development and recommends mitigation. This report will guide Fife Council's archaeological response to the project.</p> <p>The DBA and walkover demonstrated that the development area contains no known archaeological sites, features or built heritage and the development will have no direct impact.</p> <p>A number of sites were identified within the environs of the development, which have the potential to be indirectly affected. While the setting of these monuments is important, the DBA discussed their setting and on the whole showed the impact to be negligible or minor. However, the Category B Listed Dalgety Kirk lies in close proximity to the site, and the setting of this monument will be compromised by the proposed development. ARCHAS recommend the development is sensitively designed so as not to encroach upon the setting of the monument, with careful planting of vegetation in order to screen the new houses from the church.</p>
PROPOSED FUTURE WORK:	None
CAPTION(S) FOR ILLUSTRS:	n/a

SPONSOR OR FUNDING BODY:	John Handley Associates on behalf of Persimmon Homes PLC
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EMAIL ADDRESS:	ross.cameron@archas.co.uk
ARCHIVE LOCATION	NMRS and Fife Council Archaeology Unit (intended)